

GUIDELINES FOR RENOVATING HISTORIC BUILDINGS

ACCESSIBILITY

The Town of Cumberland and the City of Indianapolis – Marion County recognize the need to accommodate and include persons with disabilities to the greatest extent possible. With regards to historic areas, the goal is to facilitate universal access for all persons without destroying a building's historic and architecturally significant materials and character defining features.

When modifying buildings to provide accessibility, the following guidelines should be followed.

NOT SUBJECT TO REVIEW AND APPROVAL

Anything related to accessibility is exempt, except as noted in "Subject to Review and Approval." Examples of exemptions include:

- **Construction or installation of ramps, railings, lifts, etc. on non-front façades.**
- **Alterations to openings in non-front façades** for accessibility.

SUBJECT TO REVIEW AND APPROVAL

- **Construction or installation of ramps, railings, lifts, etc. on front façades.**
- **Creation of new openings in front façades** for accessibility.
- **Alteration to existing openings on front façades** for accessibility.

GUIDELINES

The following guidelines relate to the above actions. They are enforceable by the IHPC for the above actions that are "Subject to Review and Approval." These guidelines may be less comprehensive and less restrictive than for an Historic District.

RECOMMENDED :

1. The new element or alteration should have as little visual impact on the historic character of a building as possible.
2. For commercial facilities and public buildings, the accessible entrance should be the primary public entrance when possible to do so without resulting in significant loss of historic character and fabric.
3. If access to the primary entrance cannot be provided without threatening or destroying significant architectural features, access should be provided through an obvious, well-lit, secure, and well-maintained alternate entrance. Directional or notification signage should mark this alternate entrance.
4. Ramps should be carefully designed and located to preserve the historic character of the structure.

5. Materials for ramps should be compatible with the building. Wood ramps should be painted or stained to match the building.
6. Handrails should be made of metal or wood. Wire or cable handrails are not appropriate.
7. Lifts should be as inconspicuous as possible. If feasible, lifts should disappear into the ground, be built into another feature, or painted to match the adjoining materials.
8. Ramps, lifts, etc. may be screened with landscaping.
9. If an existing door opening is too narrow to accommodate a wheelchair and its alteration would significantly diminish the historic integrity and character of the building or result in the loss of a significant historic door, consider installing off-set door hinges to increase the effective width of the door opening without physically altering it.
10. Consider installing automatic door openers or frictionless hinges to make doors easier to open.
11. Temporary accessibility components should be:
 - reversible,
 - not destroy historic fabric, and
 - be of materials and/or color that has the least visual impact on the historic structure.

NOT RECOMMENDED:

1. Unnecessarily covering significant architectural details or damaging historic material.

Note: The IHPC is not responsible for ensuring that applicants meet federal, state and local accessibility requirements. The recommendations in this plan are guidelines and are not descriptions of legal requirements regarding accessibility. Consult the local building code and state and federal laws and regulations to determine legal requirements for accessibility.

AWNINGS AND CANOPIES

NOT SUBJECT TO REVIEW AND APPROVAL

- **Temporary awnings** on non-front façades of any structure.
- **Permanent awnings or canopies** on non-front façades of any structure.

SUBJECT TO REVIEW AND APPROVAL

- **Temporary awnings** on front façades of any structure.
- **Permanent awnings and canopies** on front façades of any structure.
- **Backlit awnings** on any building elevation.

GUIDELINES

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Awnings or canopies can be both decorative and functional. They can add visual interest and character to a building and serve as an energy saver by regulating the amount of sunlight that enters a window. For clarification purposes, definitions are provided below.

Temporary awning – An operable or non-operable awning that is typically made of a flexible material, like canvas or vinyl, and is stretched over a metal frame. Temporary awnings are easily removable and have almost no structural effect on the building.

Permanent Awning or Canopy – A permanent awning or canopy is usually made of wood or metal and is permanently secured to a building. It is usually integrated into the structure of the building, and its installation or removal would result in significant work.

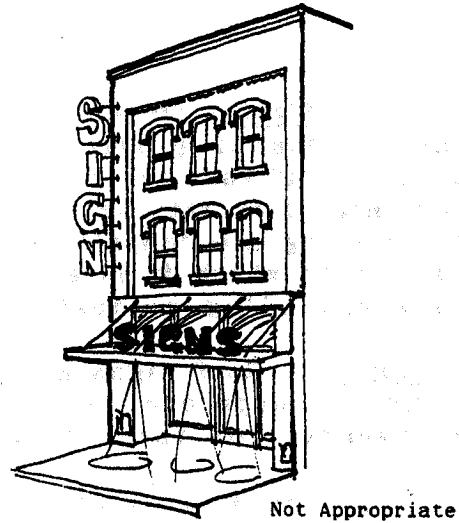
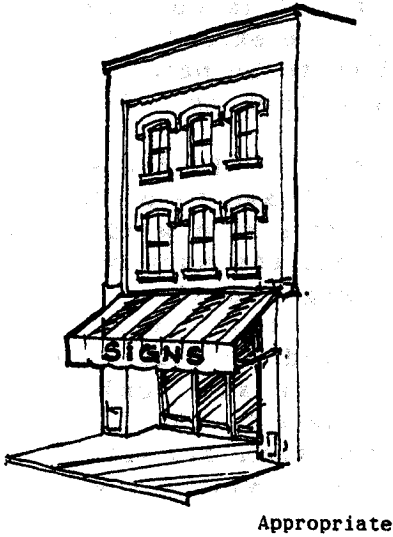
RECOMMENDED :

1. Awnings and canopies are generally appropriate if there is evidence that one originally existed on the building or they were typically installed on buildings of the same style and era.
2. Awnings should be traditional in style and proportioned to fit the window opening properly.
3. On storefronts, awnings and canopies should reflect the façade configuration and the storefront proportions. The awning(s) should not overpower the building.
4. Awnings and canopies are good locations for storefront signage (see also Sign guidelines).

NOT RECOMMENDED :

1. Permanent awnings and canopies are generally not recommended when there is no evidence that one originally existed on the building or they were not typically installed on buildings of the same style and era.

2. Covering important architectural features.
3. Obtrusive awnings or canopies that unduly detract from the streetscape.
4. Back-lit, internally illuminated, or flashing lights on awnings or canopies are considered inappropriate.



DOORS AND DOOR OPENINGS

NOT SUBJECT TO REVIEW AND APPROVAL

Anything related to doors is exempt, except as noted in “Subject to Review and Approval.” Examples of exemptions include:

- **Alteration of door openings and door trim** on non-front façades of any building. Changes in size, shape and material.
- **Addition of new door openings** on non-front façades of any building.
- **Removal of existing door openings** on non-front façades of any building.
- **Replacement of existing doors** on non-front façades of any building.
- **Storm and screen doors** on non-front façades of any building.
- **Door hardware** on any doors.

SUBJECT TO REVIEW AND APPROVAL --Front Façade Only

- **Alteration of door openings and door trim** on front façades only. Changes in size, shape and material.
- **Addition of new door openings** on the front façades only of any building.
- **Removal of existing door openings** on the front façades only of any building.
- **Replacement of existing doors** on the front façades of any building.
- **Storm and screen doors** on the front façades only of any building.
- **Garage doors**.

GUIDELINES

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RECOMMENDED :

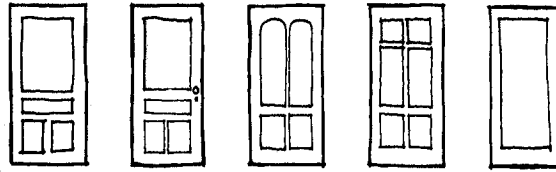
1. Retain original door openings and trim on the front façade in their unaltered condition.
2. Replacement doors should reflect the character and style of the building.
3. If an alteration to a front facade door opening must be made, it should be done with as little effect on the historic character of the house as possible.

NOT RECOMMENDED :

1. Eliminating original or adding new door openings on the front façade.
2. Changing the original size and shape of front façade door openings.

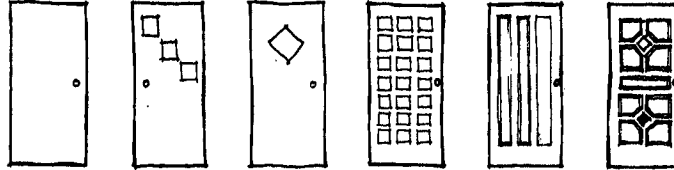
CUMBERLAND CONSERVATION AREA
GUIDELINES FOR RENOVATION

APPROPRIATE ENTRY DOORS

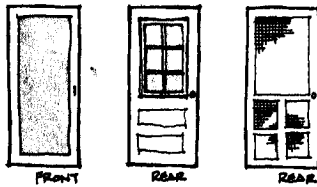


NOTE:
APPROPRIATENESS
DEPENDS ON
HOUSE STYLE

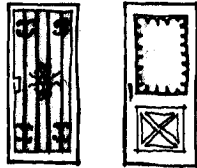
INAPPROPRIATE ENTRY DOORS



APPROPRIATE STORM DOORS



INAPPROPRIATE STORM DOORS



ORIGINAL

NOT RECOMMENDED

MASONRY

NOT SUBJECT TO REVIEW AND APPROVAL

Anything related to masonry is exempt, except as noted in “Subject to Review and Approval.”

Examples of exemptions include:

- **Painting non-historic masonry.**

SUBJECT TO REVIEW AND APPROVAL

- **Repointing of masonry** on any building.
- **Cleaning and surface treatment to masonry** such as sandblasting, waterblasting, chemical cleaning, and waterproofing.
- **Repair and replacement of masonry elements** on any building.
- **Plastering, parging, or stuccoing** of any building.
- **Painting historic masonry** that has not been previously painted.
- **Any work that effects masonry** on the exterior of a building.

GUIDELINES

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RECOMMENDED :

1. Identify and stop the causes of damaged masonry before undertaking repairs.
2. If mortar is missing or loose, the joints should be cleaned out with care not to damage the brick or stone. Repoint using a mortar mix which closely matches the composition, joint profile and color of the original. A high-lime content mortar should be used on soft historic bricks. Consult with an expert or IHPC staff for guidance on proper mix.
3. Whenever replacement brick or stone is needed, use salvaged or new material which closely matches the original in size, color, uniformity and texture.
4. Repainting previously-painted masonry after removing all loose paint. Firmly affixed paint does not need to be removed.
5. Any cleaning should be done with the gentlest method possible and should be stopped at the first evidence of damage to masonry. Test patches should be used to assess the effect of any proposed cleaning method.

NOT RECOMMENDED :

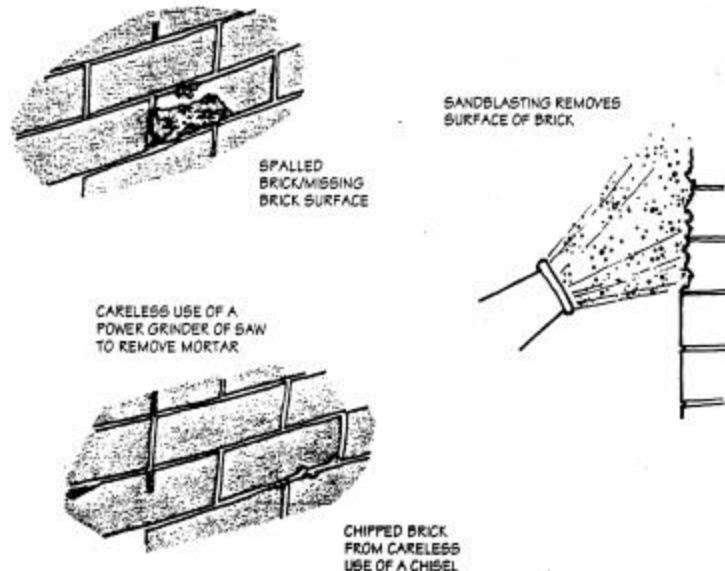
1. Power grinders. The mechanical equipment is cumbersome and even the most skilled worker will tire or slip and cause irreversible damage.

2. Sandblasting, high pressure water blasting (over 600 psi), grinding, and harsh chemicals.
3. Painting, waterproof and water repellent coatings, unless masonry was previously treated. They are generally not needed and can potentially cause serious damage to the masonry. Also avoid covering masonry with tar or cement coatings.

Repointing Report: When repointing, or "tuckpointing," a historic masonry building, it is very important to use a soft lime mortar. Modern mortar mixes used today are often much harder and less permeable than historic soft lime mortars. Mortar used for repointing should be softer or more permeable than the masonry itself, and no harder or more impermeable than the historic mortar to prevent damage. Building stresses caused by expansion, contraction, or settlement are relieved by mortar, not masonry. Mortar that is stronger in compressive strength than the masonry will not "give," and causes building stresses to be relieved through the masonry walls. This results in permanent damage to the masonry, such as cracking and spalling, and cannot be repaired easily.

DID YOU KNOW? Sandblasting (and other forms of abrasive "grit" cleaning methods) can be extremely harmful and cause irreparable damage to masonry buildings. Sandblasting removes the hard, outer protective surface from brick or stone and exposes the masonry's porous inner core. This porous surface is extremely susceptible to water infiltration and erosion. In winter months, sandblasted masonry is particularly vulnerable to the freeze-thaw cycle, and can cause masonry surfaces to crack, spall, and delaminate.

"Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible." *The Secretary of the Interior's Standards for Rehabilitation.*



PAINT

NOT SUBJECT TO REVIEW AND APPROVAL

The painting of most paintable surfaces is exempt, except the painting of historic masonry. Approval is not needed to paint any wood, metal or non-historic masonry surfaces, and there is no review or approval for paint color selection.

SUBJECT TO REVIEW AND APPROVAL

- **Painting historic masonry** that has not been previously painted.

NOTE 1: There are certain circumstances when the painting of masonry may not be allowed. See the pages for “Masonry” in these renovation design standards.

Need Help? Can't Decide?

Although there is no review or approval required for paint color selection, IHPC staff is available to assist the public with paint color selection. The IHPC office has several paint manufacturers' color wheels, examples of historic paint schemes, and historic paint palettes.

PORCHES

NOT SUBJECT TO REVIEW AND APPROVAL

Anything related to porches is exempt, except as noted in “Subject to Review and Approval.”

Examples of exemptions include:

- **Removal of rear porches**, from rear façades.
- **Alteration of rear porches**, on rear façades.
- **Construction of new rear porches and decks**, on rear façades.

SUBJECT TO REVIEW AND APPROVAL – Front and Side Façades Only

- **Removal of existing front and side porches**.
- **Alteration to existing front and side porches**.
- **Construction of new front and side porches**.

GUIDELINES

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RECOMMENDED :

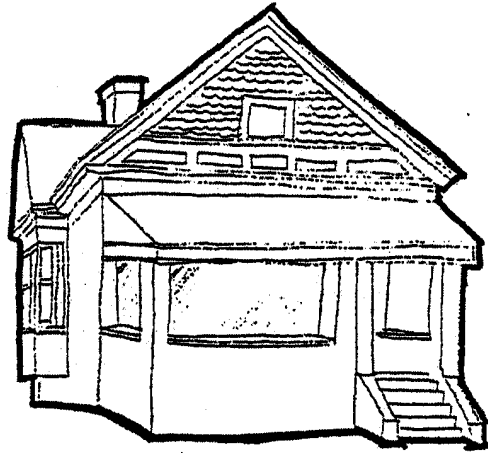
1. Repair and retain original porches on front and side façades.
2. If rebuilding front and side porches is necessary due to structural instability, reuse as much of the original decorative details as possible.
3. If replacing a missing porch, it should be based on as much evidence as possible about the original porch design, shape, and details, *or* it should be a simple design that is compatible with the style of the house. The following sources may provide evidence of an original porch:
 - a) old photographs
 - b) historic Sanborn maps
 - c) paint lines defining porch roof outlines
 - d) paint lines defining porch post design
 - e) remnants of the porch foundation
 - f) similar houses in the neighborhood (helpful but not always dependable)
 - g) oral descriptions from previous owners
4. If adding a porch to the front or side façade where none ever existed, it should be designed to be as reversible as possible and should cover and remove as little historic detail as possible.
5. If altering an existing front or side porch, it should be done in a way to minimize effect on the historic character of the house. If a wood porch floor is replaced with concrete, it should

replicate the original form and dimensions as close as possible.

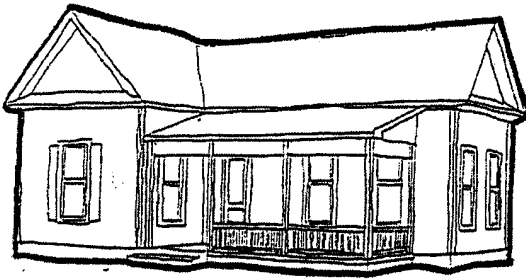
6. Consider retaining non-original front and side porches if they have their own architectural or historic importance.



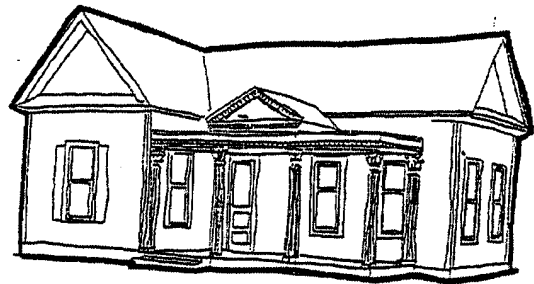
EXISTING



**INAPPROPRIATE
DETAIL COVERED BY ADDED PORCH**



APPROPRIATE



**INAPPROPRIATE
ELABORATE DETAIL ON SIMPLE COTTAGE**

ROOFS AND ROOF ELEMENTS

NOT SUBJECT TO REVIEW AND APPROVAL

Anything related to roofs is exempt, except as noted in “Subject to Review and Approval.”

Examples of exemptions include:

- **Reroofing.**
- **Installation of anything on flat roofs**, when not visible from the ground.
- **Skylights** (type and location), when on rear or side roof slopes.
- **Installation of aluminum and vinyl soffits**, covering the existing soffits.
- **Installation of gutters and downspouts**, if rafter ends are not altered.
- **Roof mounted antennas, small satellite dishes (not over 18”) and vents.**

SUBJECT TO REVIEW AND APPROVAL

- **Alteration of roof shape and slope**, including addition of dormers and sheds.
- **Skylights** (type and location), when on a roof slope that faces the street.
- **Alteration of built-in gutters.**
- **Alteration, removal or addition of chimneys.**

GUIDELINES

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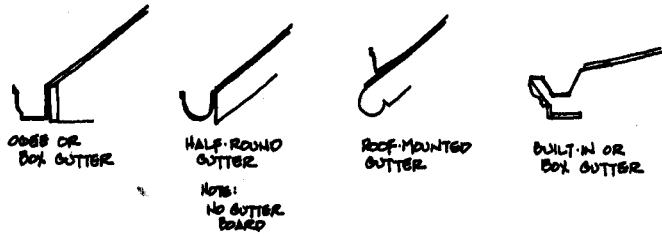
RECOMMENDED :

1. Adding a slope to a problem flat roof if it is not visible from the ground or does not affect the character of the building.
2. On commercial buildings, installation of mechanical and service equipment (such as condensers, transformers or solar collectors) should be installed on the roof where they are inconspicuous from view of the public right-of-way and do not damage or obscure character defining features.
3. Repairs and retention of built-in gutters or reconstruction of the gutters in a similar configuration using alternative materials.
4. Original chimneys that contribute to the roof character should be repaired and retained. If no longer in use, they should be capped rather than removed.

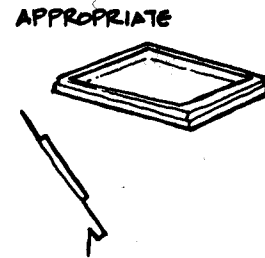
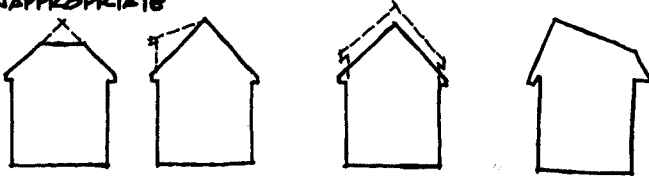
NOT RECOMMENDED :

1. Altering roof slope and shape in a way that changes the historic character of building.
2. Adding dormers or roof sheds that change the significant character of the building.

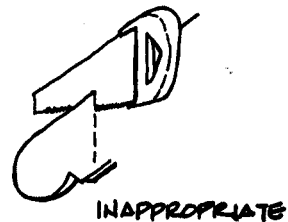
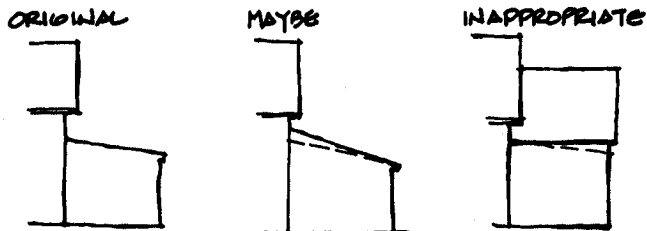
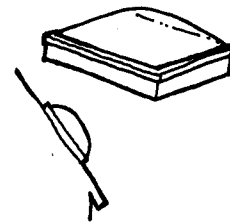
3. Cutting or altering decorative rafter ends to accept a new gutter board.
4. Skylights that face the front and are highly visible from the street.
5. Placing roof vents, metal chimneys, antennas, solar panels, satellite dishes (over 18"), air conditioning units, and other mechanical equipment where visible from the street.



ROOF ALTERATIONS
INAPPROPRIATE



INAPPROPRIATE



SECURITY ITEMS

NOT SUBJECT TO REVIEW AND APPROVAL

The following security items are exempt:

- **Installation of secondary security doors**¹ on residential structures or on non-front façades of commercial buildings.
- **Installation of security bars on windows** on residential structures or on non-front façades of commercial buildings.
- **Installation of security lights and alarm boxes** on residential structures or on non-front façades of commercial buildings.
- **Replacement of basement windows with glass block**, provided the opening is not altered on any structure.
- **Installation of metal replacement doors** on non-front façades of any structure.

SUBJECT TO REVIEW AND APPROVAL

- **Installation of secondary security doors** on the front façade of commercial buildings.
- **Installation of security bars on windows** on the front façade of commercial buildings.
- **Installation of security lights and alarm boxes** on the front façades of commercial buildings.
- **Installation of security gates** on the front façades of commercial buildings.
- **Installation of metal replacement doors** on the front façades of any structure.
- **Alteration or removal of window and door openings** on front and side façades of any structure.

RECOMMENDED :

1. Consider installing security devices that will not detract from the character of the building and surrounding area. Examples include installing locks on windows and doors, installing alarm systems, and installing lighting.
2. If a security door is necessary, it is recommended the security doors should; a) have as few bars as possible, b) be simple in design with no decorative details, c) fit the door opening exactly, without alteration to the door frame, and d) painted to match the door it protects.
3. Consider installing fixed bars on the inside of basement windows because of their minimal impact to the character of a building.
4. If a physical barrier is necessary on commercial buildings, consider interior rolling overhead gates that can be pulled down at inoperative hours and reopened during business hours.

¹ A secondary security door is installed like a screen or storm door over the primary door. It usually has glass and bars. It is not a solid replacement door for the primary door.

NOT RECOMMENDED:

1. Overly decorative security doors.
2. Exterior folding gates on the front of commercial buildings.

SIDING MATERIALS (wood, cement-fiber, vinyl, other than masonry)

NOT SUBJECT TO REVIEW AND APPROVAL

Anything related to non-masonry siding is exempt, except as noted in “Subject to Review and Approval,” examples of exemptions include:

- **Removal of insulbrick, vinyl, aluminum** or other non-original covering.

SUBJECT TO REVIEW AND APPROVAL

- **Replacement of existing wood siding** with new wood siding on any building.
- **Replacement of existing wood siding** with any different material on any building.
- **Installation of vinyl, aluminum, cement-fiber** or other siding made of man-made material over existing wood siding or as a replacement for wood siding on any building.

GUIDELINES

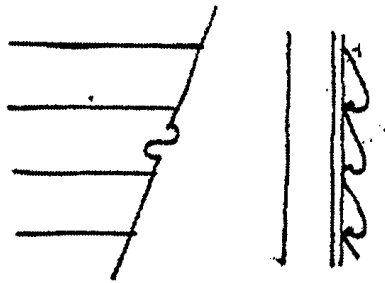
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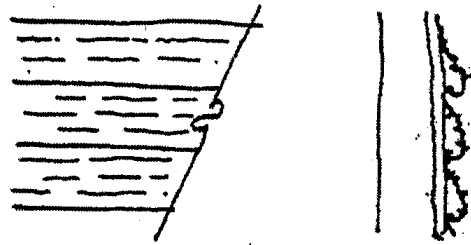
1. It is best repair and restore original wood siding if possible. If it is decided to replace original wood siding, it should be replaced with wood siding of similar dimension and surface texture. A cement-fiber material can be considered if it is similar in dimension and surface texture to the original.
2. If it is decided to cover wood siding with aluminum or vinyl siding, such siding should meet the following specifications:
 - dimension and direction of “lap exposure” should be similar to the original wood lap exposure being covered
 - smooth surface texture is preferred to textured surface
 - avoid covering all wood trim and detail

NOT RECOMMENDED :

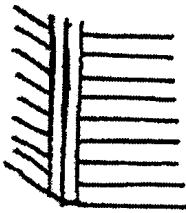
1. The use of high pressure water blasting (over 600 psi), sandblasting, rotary sanding or a blow torch should be avoided when removing paint off wood siding.
2. Installation of sheet material as finish siding.



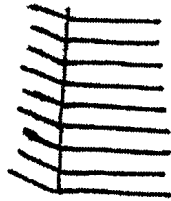
APPROPRIATE
Smooth-sawn siding



INAPPROPRIATE
Rough-sawn siding



APPROPRIATE
Cornerboard
retained



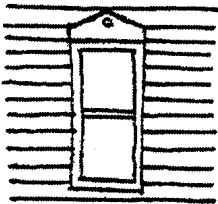
INAPPROPRIATE
Cornerboard
removed



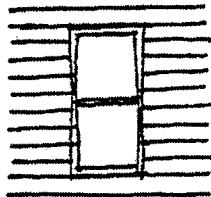
APPROPRIATE
Attic vent
retained



INAPPROPRIATE
Attic vent
Removed



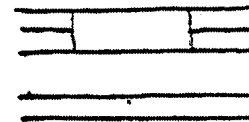
APPROPRIATE
Window hood
retained



INAPPROPRIATE
Window hood
removed



APPROPRIATE
Good repair



INAPPROPRIATE
Bad repair

STOREFRONTS

NOT SUBJECT TO REVIEW AND APPROVAL

Because of the importance of storefronts, all work done to them is subject to review and approval. However, some of the guidelines are more lenient than in an historic district. All other elements of a building with a storefront are reviewed and approved in accordance with the appropriate guideline.

SUBJECT TO REVIEW AND APPROVAL

- **Alterations, restoration or reconstruction of storefronts**, on commercial buildings.

GUIDELINES

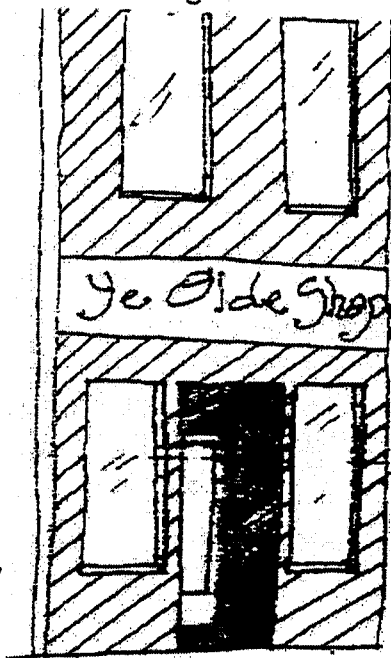
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RECOMMENDED :

1. Maintain the original proportions, dimensions and elements when restoring, renovating or reconstructing a storefront:
 - Retain or restore the glass transom panels, kickplates and entrances at their original locations and proportions.
 - Restore detail to the original, if evidence exists. Use simplified detail if original evidence does not exist.
2. If covered, consider uncovering the original lintel, support wall or piers to reestablish the storefront frame.
3. If original storefront is gone and no evidence exists, the new storefront may be of traditional or modern design and it may use traditional or modern materials. It should not detract from its building and its neighbors.

NOT RECOMMENDED :

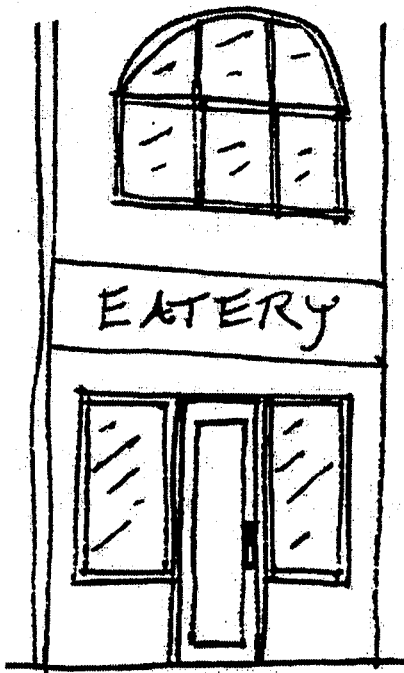
1. Using elements typically found in commercial shopping strips that do not relate to the historic elements in the area.
2. Setting new storefronts back from the sidewalk and disrupting the visual order of the block.
3. Creating new storefront that replicate non-documented "historic" facades or evoke styles that predate the building or that evoke other places.



EXISTING



APPROPRIATE RECONSTRUCTION



**INAPPROPRIATE
RECONSTRUCTION**

TRIM AND ORNAMENTATION

NOT SUBJECT TO REVIEW AND APPROVAL

Anything related to trim and ornamentation is exempt, except as noted in “Subject to Review and Approval.” Examples of exemptions include:

- **Addition, alteration or removal of trim and ornamentation**, on rear facade only.

SUBJECT TO REVIEW AND APPROVAL

- **Addition, alteration and removal of original trim and ornamentation** from the front and side façades of any building.
- **Alteration to decorative cornices** anywhere on a building.

GUIDELINES





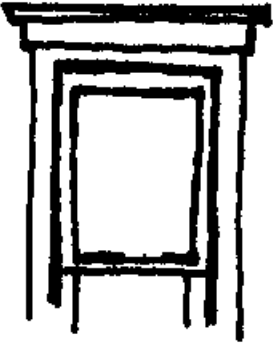
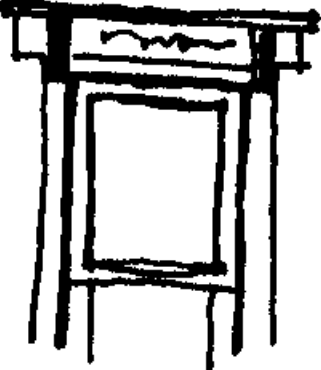
The following guidelines relate to the above actions. They are enforceable by the IHPC for the above actions that are “Subject to Review and Approval.” These guidelines may be less comprehensive and less restrictive than for an Historic District.

RECOMMENDED :

1. Repair the original cornice around all of the building or replace with a replication if seriously damaged/deteriorated.
2. Repair the original trim and decorative elements on the front and side façades or replace with a replication if seriously damaged or deteriorated.
3. Missing decorative details are best replicated from evidence of their original design (look for: old photographs, remnants left on the building, paint lines where parts were removed, nail holes, old notches and cut outs in siding and trim).
4. Non-documented missing decorative details may be designed from observation of details on similar historic buildings.
5. Non-documented additional decorative details should be avoided, but may be added to front and side façades if the design is characteristic of the building’s architecture and if its installation is reversible.
6. New materials should accomplish the same visual characteristics as the originals.

NOT RECOMMENDED :

1. New trim and decorative details should not cover up original details.

APPROPRIATE	INAPPROPRIATE
 <p data-bbox="375 562 708 594">ORIGINAL CHIMNEY</p>	 <p data-bbox="922 562 1247 594">ALTERED CHIMNEY Non-original decorative details added</p>
 <p data-bbox="399 936 683 968">ORIGINAL GABLE</p>	 <p data-bbox="824 936 1341 1010">ALTERED GABLE Non-original decorative details added</p>
 <p data-bbox="334 1472 748 1503">ORIGINAL WINDOW TRIM</p>	 <p data-bbox="902 1472 1268 1545">ALTERED TRIM Non-original details added</p>

WINDOWS AND WINDOW OPENINGS

NOT SUBJECT TO REVIEW AND APPROVAL

Anything related to windows and window openings is exempt, except as noted in “Subject to Review and Approval.” Examples of exemptions include:

- **Installation or replacement of storm and screen windows** anywhere on a building (when opening is not altered).
- **Replacement of existing windows** on the rear façade of any building.
- **Alteration or removal of existing windows** on the rear façade of any building.
- **Creation of new window openings** on the rear façade only of any building.

SUBJECT TO REVIEW AND APPROVAL – Front and Side Façades Only

- **Replacement of existing windows** on the front and side façades of any building.
- **Alteration or removal of existing windows** on the front and side façades of any building.
- **Creation of new window openings** on the front and side façades of any building.
- **Alteration or addition of window trim, including shutters** on the front and side façades of any building.

GUIDELINES

The following guidelines relate to the above actions. They are enforceable by the IHPC for the above actions that are “Subject to Review and Approval.” These guidelines may be less comprehensive and less restrictive than for an Historic District.

RECOMMENDED -- Front and Side Facades Only

1. If replacing original historic windows, replacements should be as close as possible to the size of the original opening and should be a style as similar as possible to the original. True divided lites are encouraged, but snap-on or glue-on muntins are not precluded.
2. If non-original windows are replaced, replacements should be compatible with the architectural design of the building without further altering the original opening.
3. It is encouraged for replacement windows to be the same material as original windows. However, other materials may be considered if they fit the opening properly and have similar appearance to the original.
4. If original window trim is replaced, it should match the original as closely as possible.
5. If adding exterior window shutters, they should properly fit the window proportions.

NOT RECOMMENDED -- Front and Side Façades Only

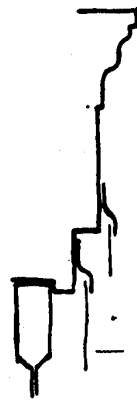
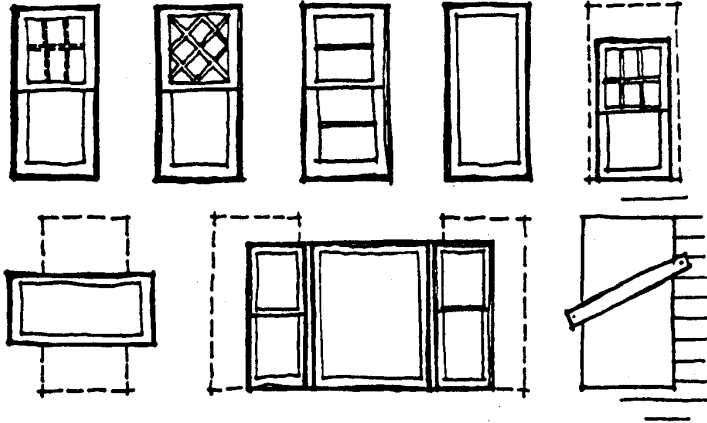
1. Replacement windows dissimilar to the original in size, dimensions, shape, design, pattern, and materials.

2. Creating new window openings or eliminating original window openings, especially on significant and highly visible elevations.

ORIGINAL



INAPPROPRIATE REPLACEMENTS



INAPPROPRIATE
STORM LOCATION

APPROPRIATE
STORM LOCATION

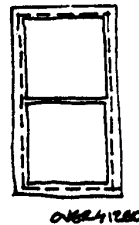
WINDOW



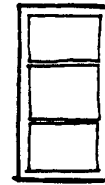
APPROPRIATE STORM



INAPPROPRIATE STORMS



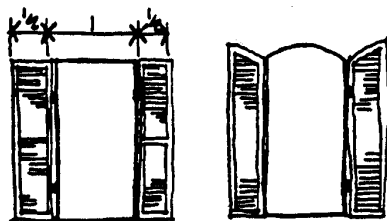
OVER 4:1280



DOES NOT FIT
WINDOW PATTERN



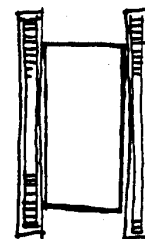
APPROPRIATE SHUTTERS



INAPPROPRIATE SHUTTERS



TOO SHORT
TOO WIDE



TOO LONG
TOO THIN

GUIDELINES FOR RENOVATING ACCESSORY STRUCTURES

Cumberland is significant for its outstanding collection of historic agricultural and automotive-related accessory structures, including barns, summer kitchens, and garages. Because most of Marion County, Indiana has been developed, few areas retain and exhibit such a unique and outstanding collection of accessory buildings, thus adding to Cumberland's significance.

Unlike historic primary structures, which typically front a street and display a prominent front façade, historic accessory buildings were often randomly positioned on a lot and are visible from both a street and an alley. Such buildings are typically of a vernacular design and purely functional in nature, and often do not display a prominent front façade.

Because historic accessory structures are often visible from streets and alleys and since they are so significant to Cumberland's cultural and architectural significance, it is recommended that all elevations of historic accessory buildings be subject to design review.

NOT SUBJECT TO REVIEW AND APPROVAL

Anything related to renovating accessory buildings is exempt, except as noted in "Subject to Review and Approval." Examples of exemptions include:

- **Renovation and alteration** of any accessory building noted on the Building Significance map as "Non-Contributing." Refer to page 21.

SUBJECT TO REVIEW AND APPROVAL

- **Renovation and alteration** to any accessory building that is noted on the Building Significance map as "Contributing." Refer to page 21.

GUIDELINES

The following guidelines relate to the above actions. They are enforceable by the IHPC for the above actions that are "subject to review and approval." These guidelines may be less comprehensive and less restrictive than for an Historic District.

RECOMMENDED – All elevations

1. When undertaking any renovation or alteration to an historic accessory building, refer to the pertinent section in the "Architectural and Design Standards: Guidelines for Renovating Historic Buildings." These guidelines should apply to all building elevations.
2. Retain original materials, architectural features and details, whenever possible, that contribute to the character of the building.

NOT RECOMMENDED – all elevations

1. Adding architectural and decorative features that is foreign and has no evidence of having existed. Adding such ornamentation may compromise a historic accessory building's vernacular character and fabricates history.

GUIDELINES FOR RENOVATING NON-CONTRIBUTING BUILDINGS

Buildings identified on the Building Significance Map (on page 21) as non-contributing can be assumed to have little, if any, historic significance.

NOT SUBJECT TO REVIEW AND APPROVAL

Anything related to renovating non-contributing buildings is exempt, except as noted in “Subject to Review and Approval.” Examples of exemptions include:

- **Renovation and alteration** to an existing non-contributing building (this exclusion does not include new additions to non-contributing buildings).
- **Addition of rear porches.**

SUBJECT TO REVIEW AND APPROVAL

- **Addition of front porches and side porches.**
- **Additions of any room additions.**²

GUIDELINES

The following guidelines relate to the above actions. They are enforceable by the IHPC for the above actions that are “subject to review and approval.” These guidelines may be less comprehensive and less restrictive than for an Historic District.

RECOMMENDED

1. Additions of a new front porch should be done in a way that is compatible with the style of the non-contributing building and is not incompatible with surrounding historic buildings.
2. Room additions should be of a style, mass, scale and material that is aesthetically compatible with the non-contributing building and is not incompatible with surrounding historic buildings.

² Room additions include:

1. Expanding square footage on the ground floor.
2. Adding square footage in the attic if it results in a change in the roof shape such as dormers and shed roof additions.
3. The addition of an attached garage.